

CITY OF DUPONT LONG RANGE PLANNING PROJECTS

2017 COMPREHENSIVE PLAN CYCLE

CITY COUNCIL WORK SESSION

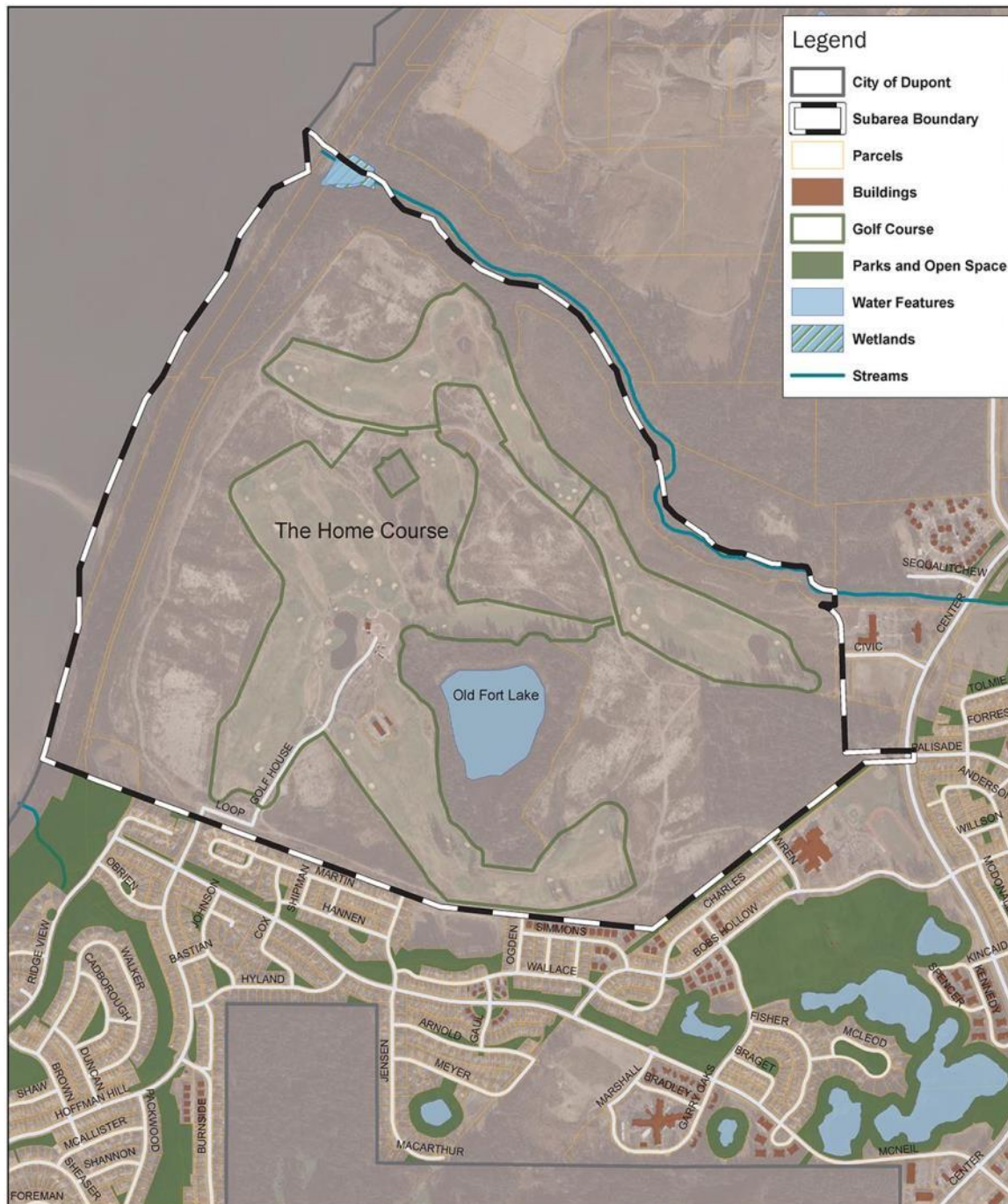
- **Old Fort Lake Subarea Plan**
(COMP-16-04 & TEXT-16-06)

October 17, 2017



PRESENTATION FORMAT

- **INTRODUCTION / BACKGROUND**
- **COMPREHENSIVE PLAN CHANGES**
- **SUBAREA PLAN**
- **LAND USE CODE TEXT AMENDMENT**



PROJECT PURPOSE

DuPont Comprehensive Plan

Implementation Action - LUA-5

“Review and update the Fort Lake Business and Technology Park Land use designation through a **Sub-Area Planning effort** where a range of land use designations, transportation options, and community enhancements can be more fully evaluated consistent with the community’s vision for design, character, and scale.”

PROJECT PURPOSE

1

Master plan the property

2

Prepare the property for
jobs and employment

3

Define **urban design**
elements

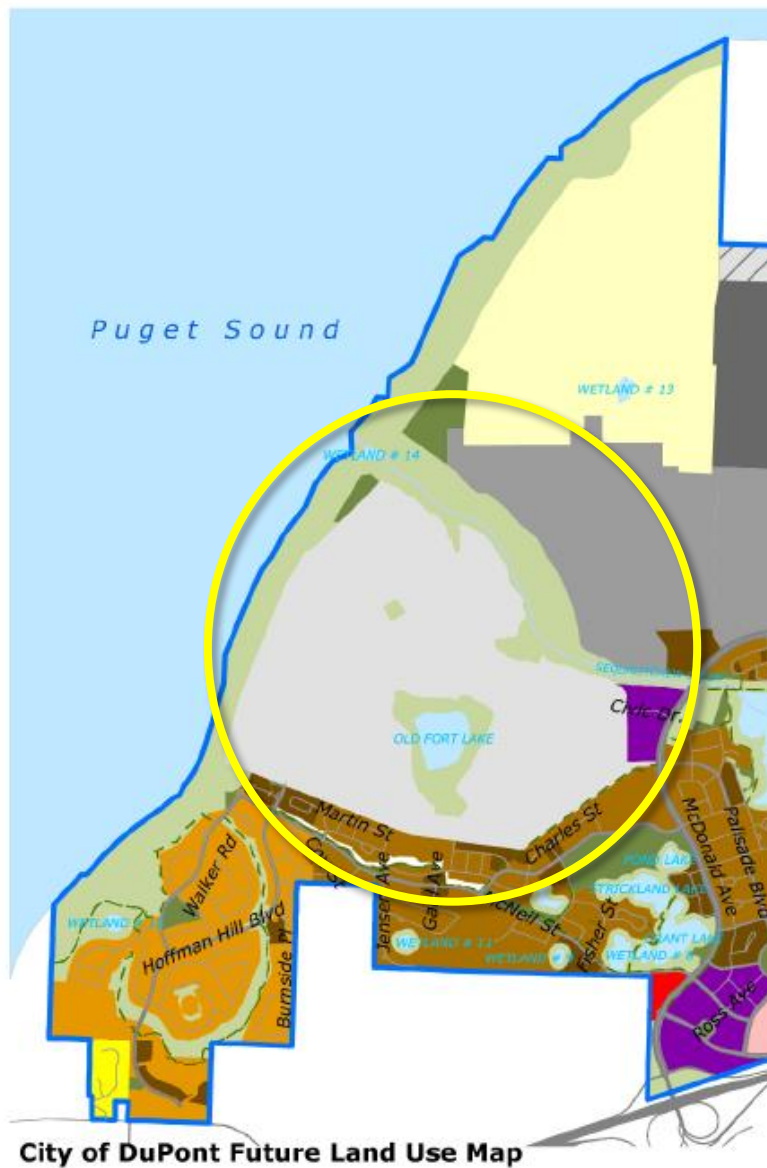
4

Provide land use **flexibility**

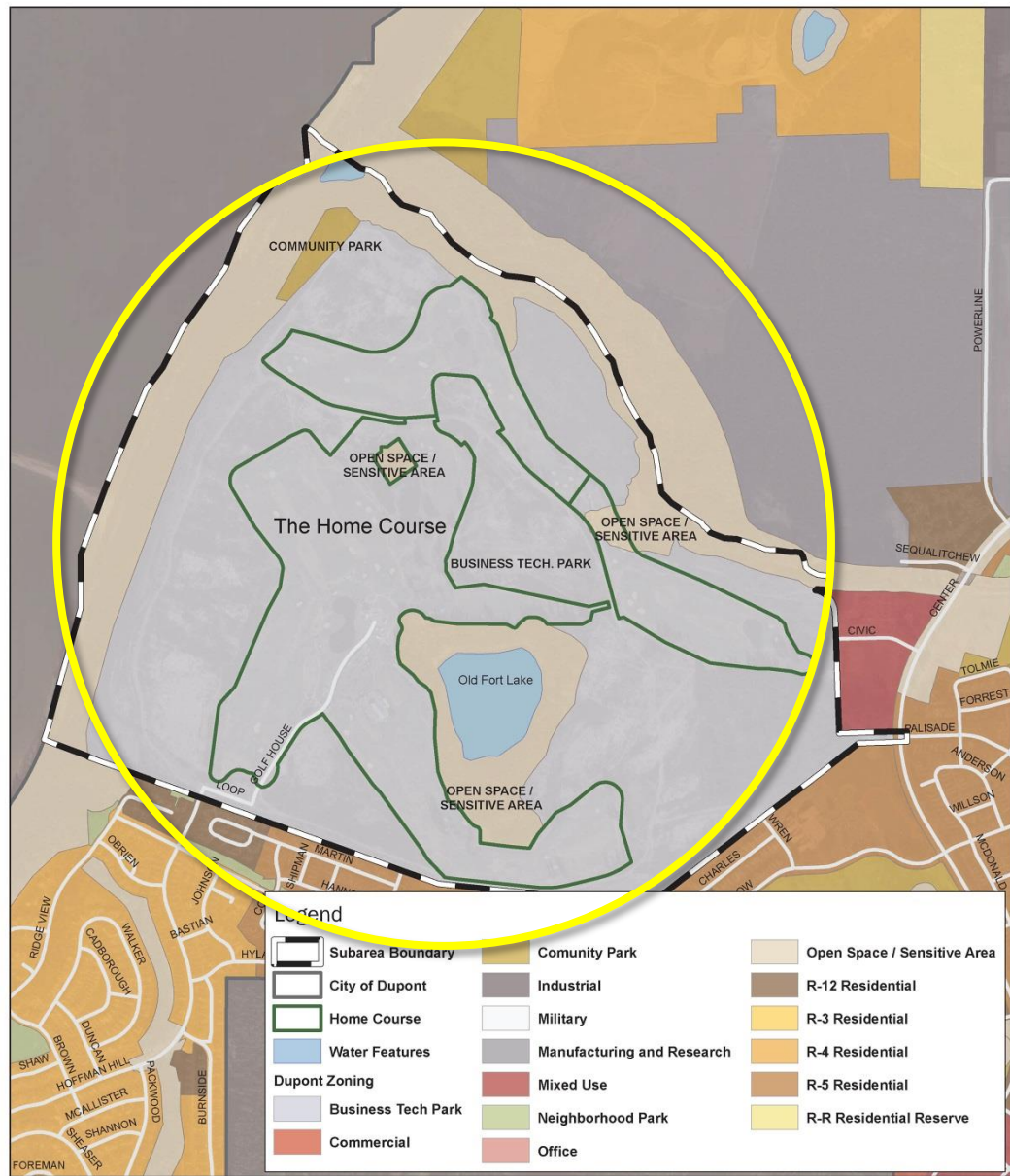
Department of
Ecology

**Consent
Decree**

Restricts:
Residential
Daycares
Parks
Schools



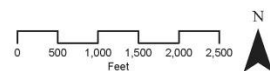
- | | | |
|---------------------|----------------------------|---------------------------|
| Residential Reserve | Office | Industry |
| Residential 3 | Commercial | Military |
| Residential 4 | Mixed Use | Open Space/Sensitive Area |
| Residential 5 | Business Tech Park | Park Land |
| Residential 12 | Manufacturing and Research | Trails |



Old Fort Lake | Subarea Plan

Existing Zoning Map

Date: 2017-9-15



PROJECT PURPOSE

Current BTP Zoning

Permitted Uses

- Office
- Commercial (60,000-sf limitation)
- Light industrial**
- Research uses**

**except freestanding warehouse/distribution facilities

PROJECT PURPOSE

Current BTP Zoning

Prohibited Uses

- Service stations
- Residential
- Family day care
- Schools
- Non-office public use
- Mineral extraction
- Retail over five acres (single-tenant)
- Amusement park

PROJECT PURPOSE

Current BTP Zoning

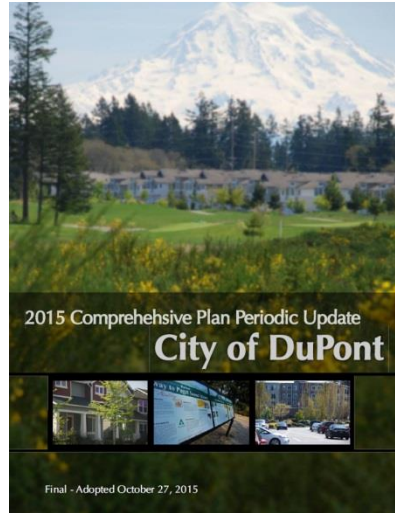
Standards

- Lot Coverage: **None**
- Building Height Limit: **65-ft**
- Setbacks: **25-ft PLUS** *1-ft over 40-ft in height*
- Landscaping: **30% of lot**
- Building Design: **No blank walls**

REQUEST SUMMARY/PROPOSAL

1.a

Misc.
Comp. Plan
Amendments

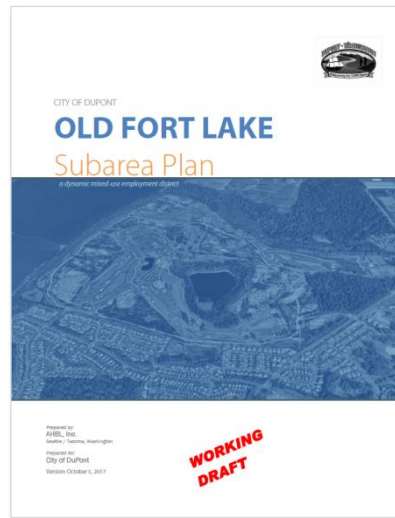


2.a

Land Use
Code Text
Amendments

1.b

Subarea
Plan
Document



FUTURE

Property
Rezone

1.b

SUBAREA PLAN FORMAT

Part 1 – Introduction **PROJECT OBJECTIVES**



Protect **Natural Environment**



Create **Connections**



Plan for **Economic Opportunity**



Provide **Amenities**



Incorporate **Urban Design** elements

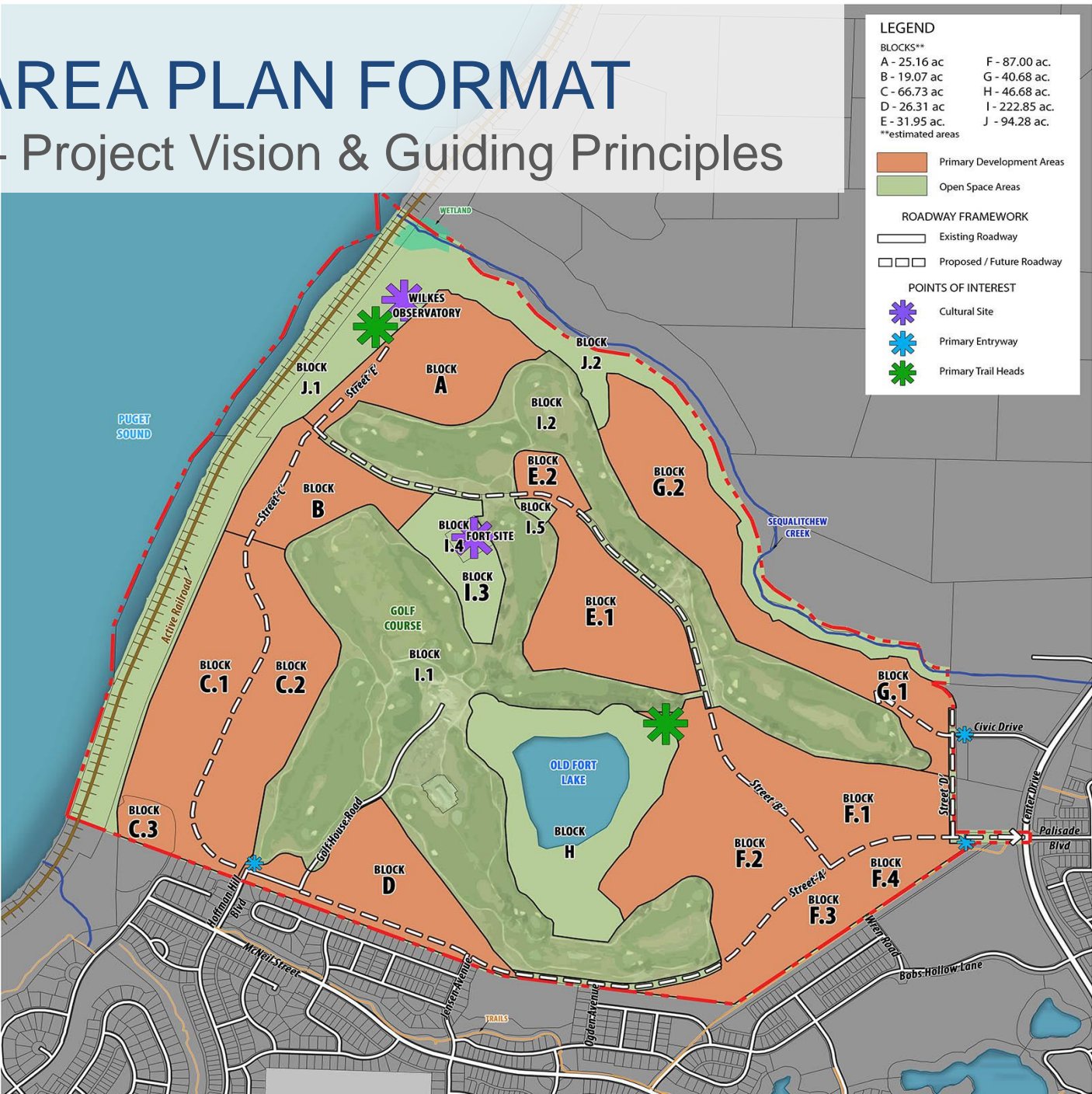


Provide **Housing Opportunities**

1.b

SUBAREA PLAN FORMAT

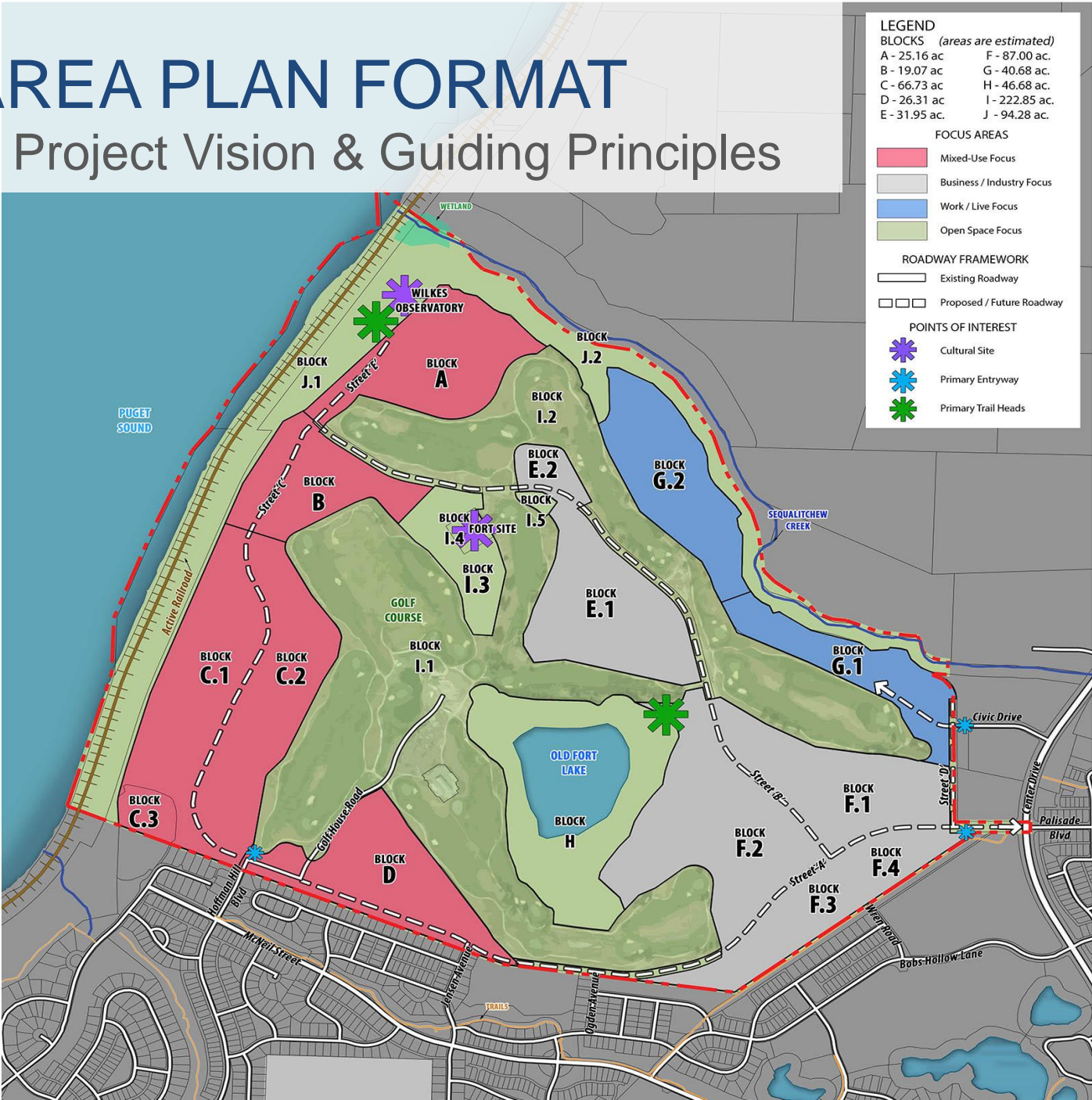
Part 3 – Project Vision & Guiding Principles



1.b

SUBAREA PLAN FORMAT

Part 3 – Project Vision & Guiding Principles



1.b

SUBAREA PLAN FORMAT

Part 3 – Project Vision & Guiding Principles

MIXED-USE FOCUS AREA



1.b

SUBAREA PLAN FORMAT

Part 3 – Project Vision & Guiding Principles

MIXED-USE FOCUS AREA



1.b

SUBAREA PLAN FORMAT

Part 3 – Project Vision & Guiding Principles

BUSINESS/INDUSTRY FOCUS AREA



1.b

SUBAREA PLAN FORMAT

Part 3 – Project Vision & Guiding Principles

WORK / LIVE FOCUS AREA



1.b

SUBAREA PLAN FORMAT

Part 3 – Project Vision & Guiding Principles

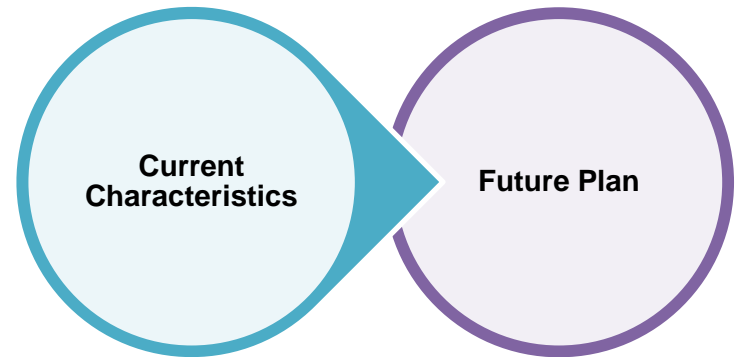
OPEN SPACE FOCUS AREA



1.b

SUBAREA PLAN FORMAT

Part 4 – Goals and Policies

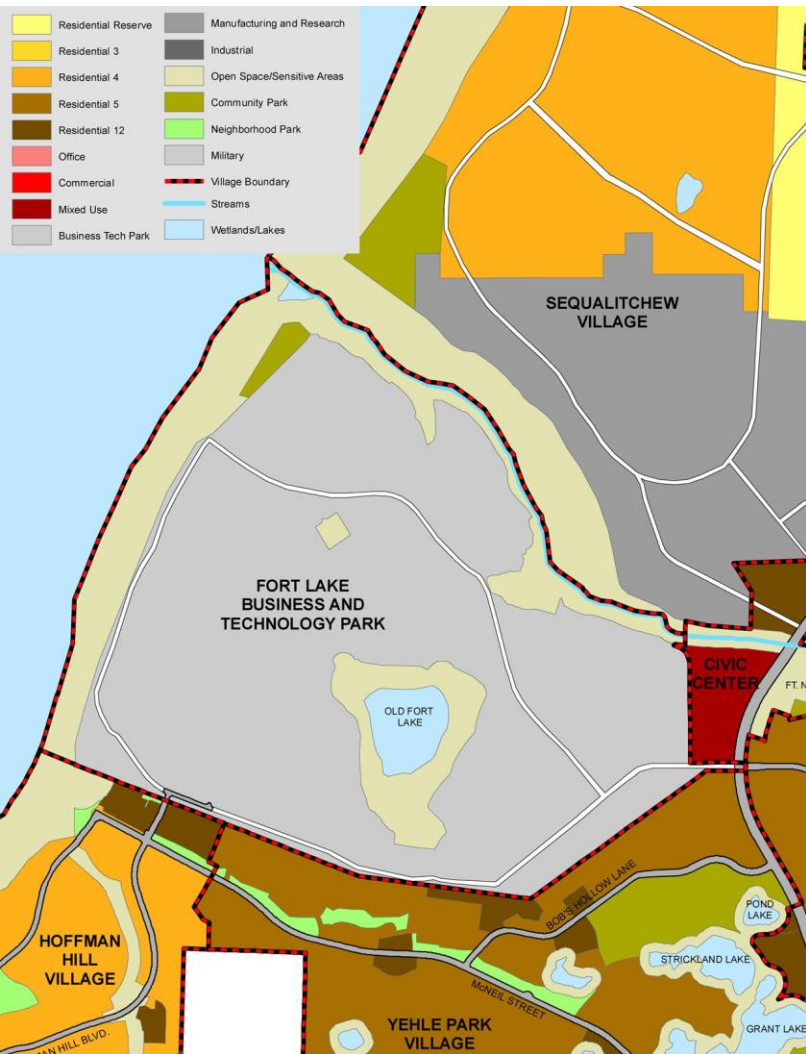


- **Land Use Element**
- **Open Space & Recreation Element**
- **Cultural Resources Element**
- **Transportation Element**
- **Utilities and Capital Facilities Element**
- **Community Character Element**

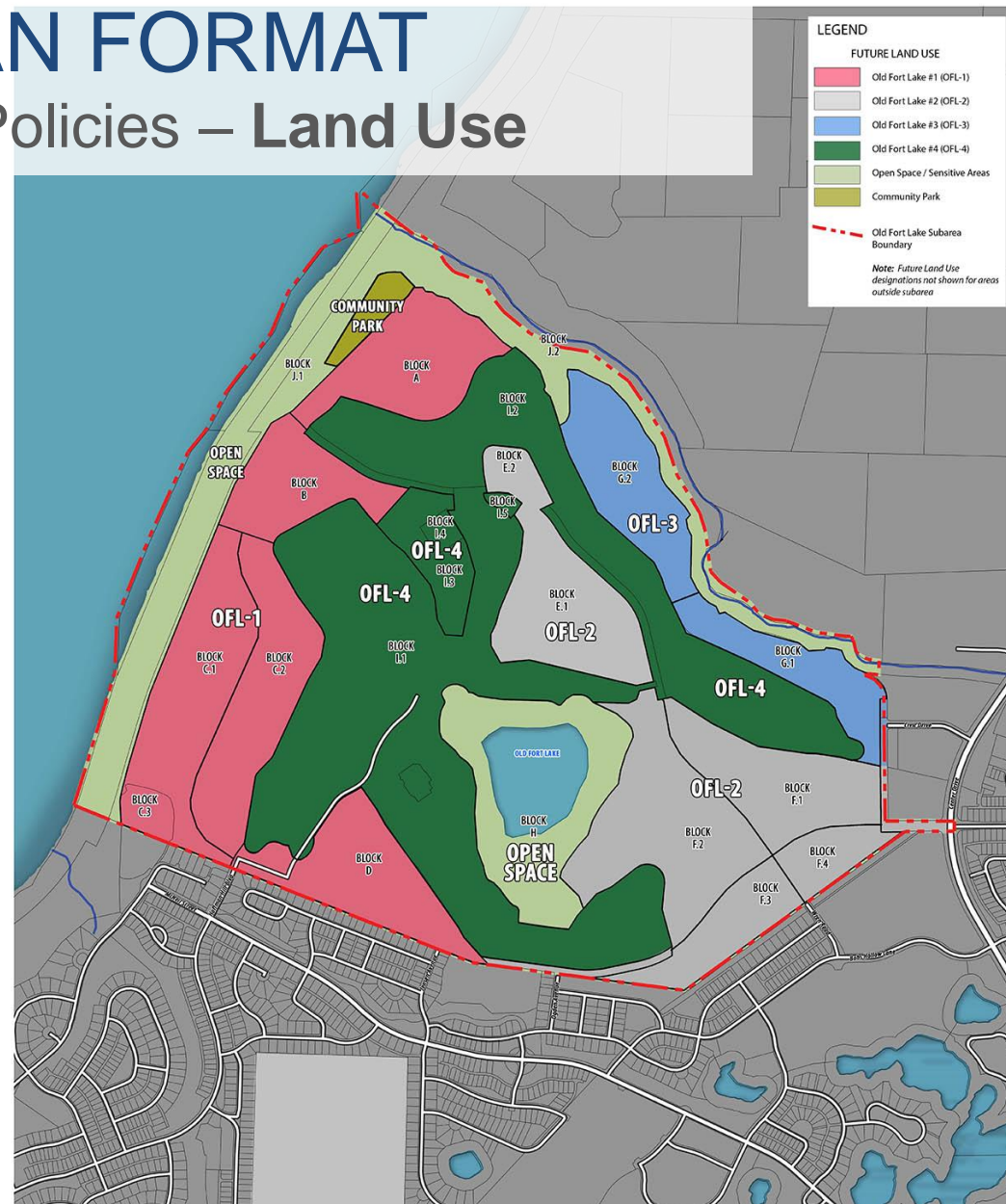
1.b

SUBAREA PLAN FORMAT

Part 4 – Goals and Policies – Land Use



CURRENT

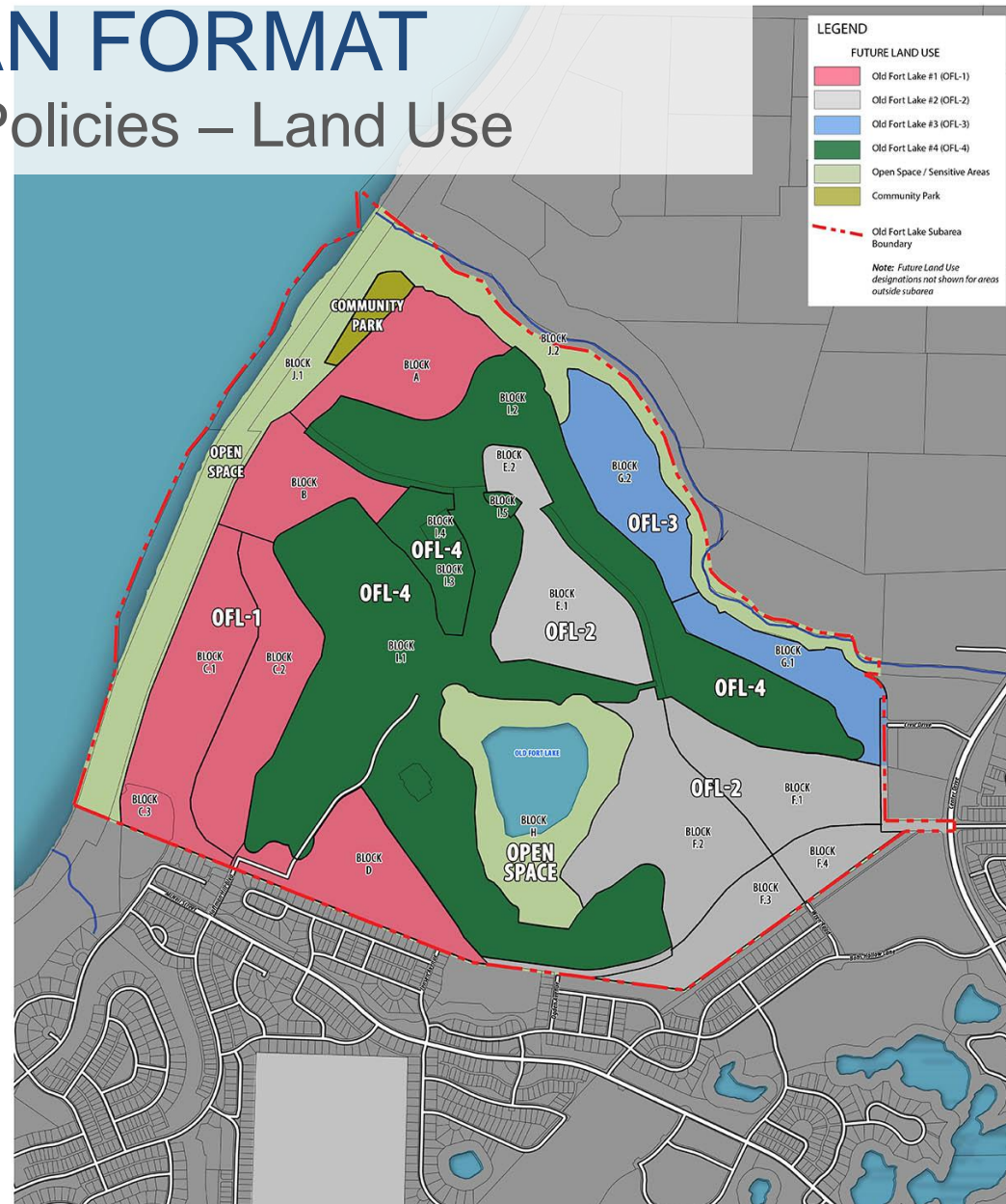
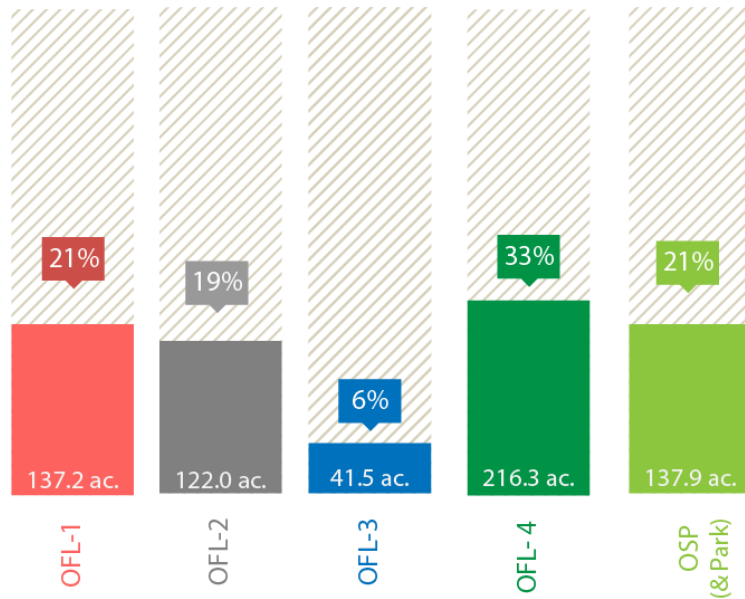


Proposed

1.b

SUBAREA PLAN FORMAT

Part 4 – Goals and Policies – Land Use



Proposed

1.b

SUBAREA PLAN FORMAT

Part 4 – Goals and Policies – **Land Use**

- **1,100** DWELLING
LIMITATION WITHIN SUBAREA

HOUSING

- **100** UNIT LIMIT
- **3** DWELLING
UNITS PER ACRE

SINGLE- FAMILY

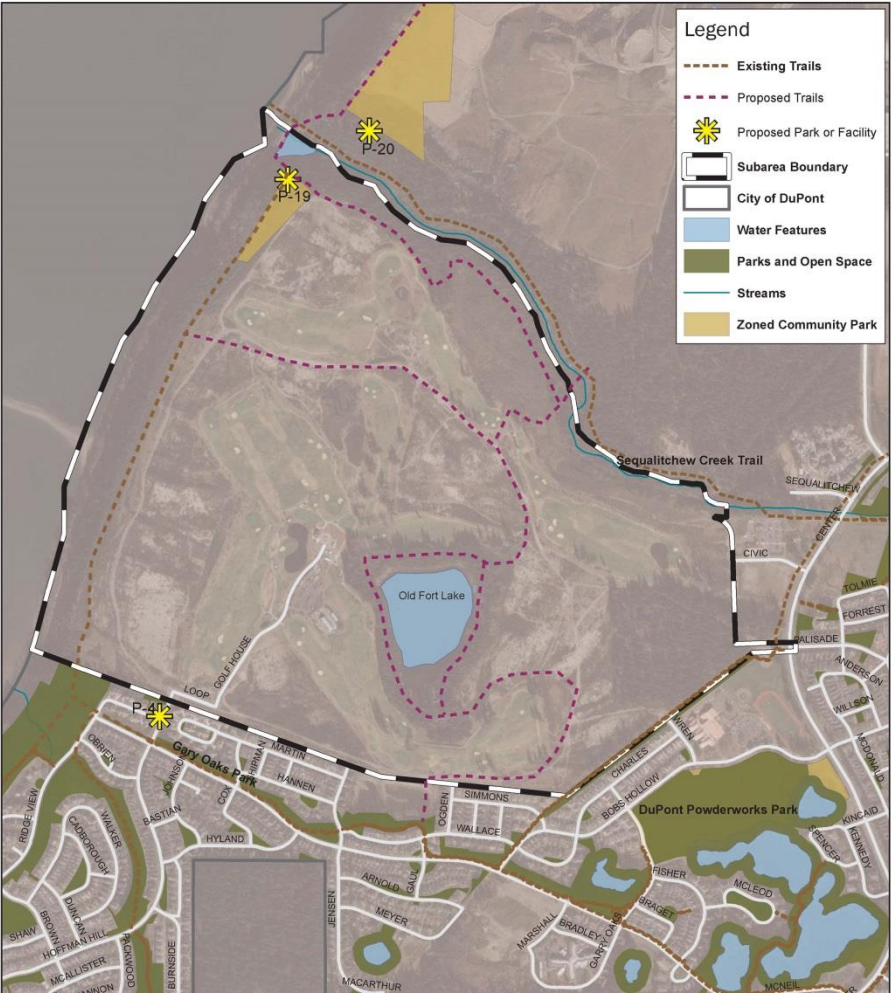
- **1,000** UNIT LIMIT
- **24** DWELLING
UNITS PER ACRE

MULTI- FAMILY

1.b

SUBAREA PLAN FORMAT

Part 4 – Goals and Policies – Open Space



CURRENT



Proposed

1.b

SUBAREA PLAN FORMAT

Part 4 – Goals and Policies – Transportation

- Principle Arterial
- Minor Arterial
- Major Collector
- Local Access

LEGEND

ROADWAYS

Existing Roadway

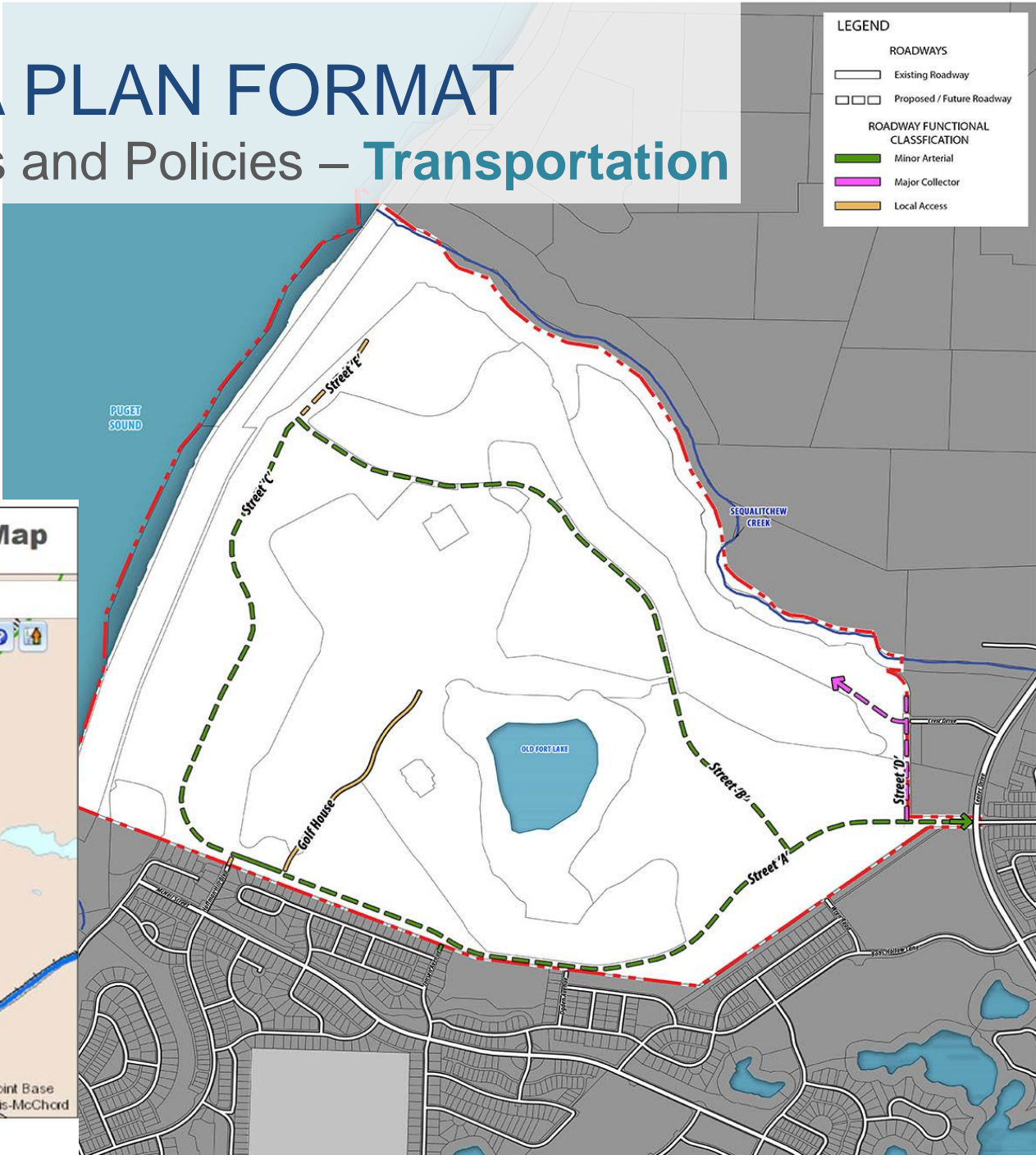
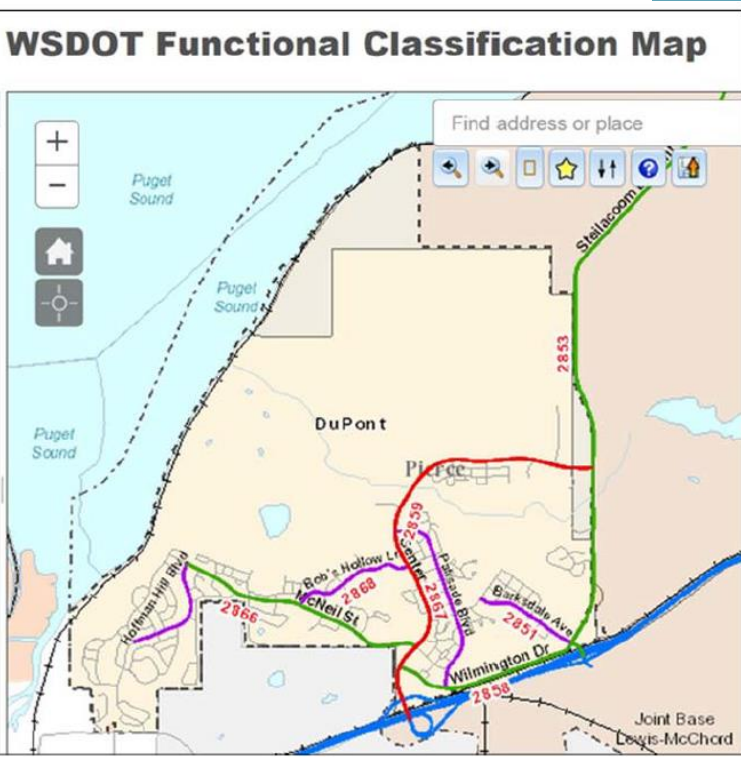
Proposed / Future Roadway

ROADWAY FUNCTIONAL CLASSIFICATION

Minor Arterial

Major Collector

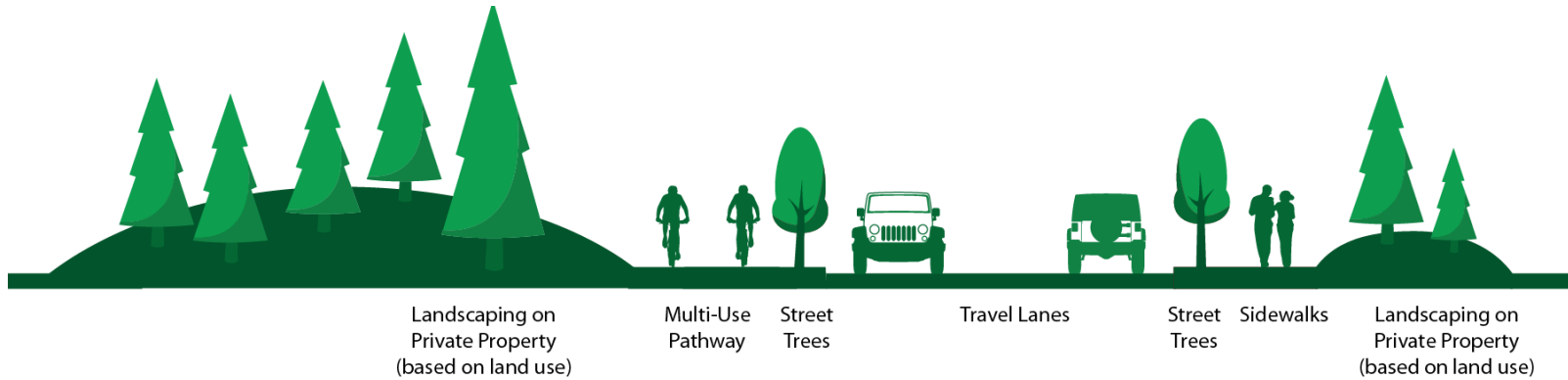
Local Access



1.b

SUBAREA PLAN FORMAT

Part 4 – Goals and Policies – Transportation



2.a

LAND USE CODE AMENDMENTS

- Ch 25.40 – Business Tech Park District
- Ch 25.15 – Land Use District and Maps Est.
- Ch 25.125 – Wireless Communications
- Ch 25.175 – Administration of Regs.
- Ch 25.41 – Mixed Use Village (MUV)
- Ch 25.10 - Definitions

2.a LAND USE CODE AMENDMENTS

- Ch 25.40 – Business Tech Park District
 - *NO CHANGES*
- Ch 25.15 – Land Use District and Maps Est.
 - i. Added new MUV district to zoning list.*

2.a LAND USE CODE AMENDMENTS

- Ch 25.125 – Wireless Communications.
 - i. Added new MUV district to ‘Where permitted’ table under other mixed-use districts.*
- Ch 25.175 – Admin of Dev. Regs.
 - i. Added new MUV district under Type II for non-residential and multi-family projects*

2.a

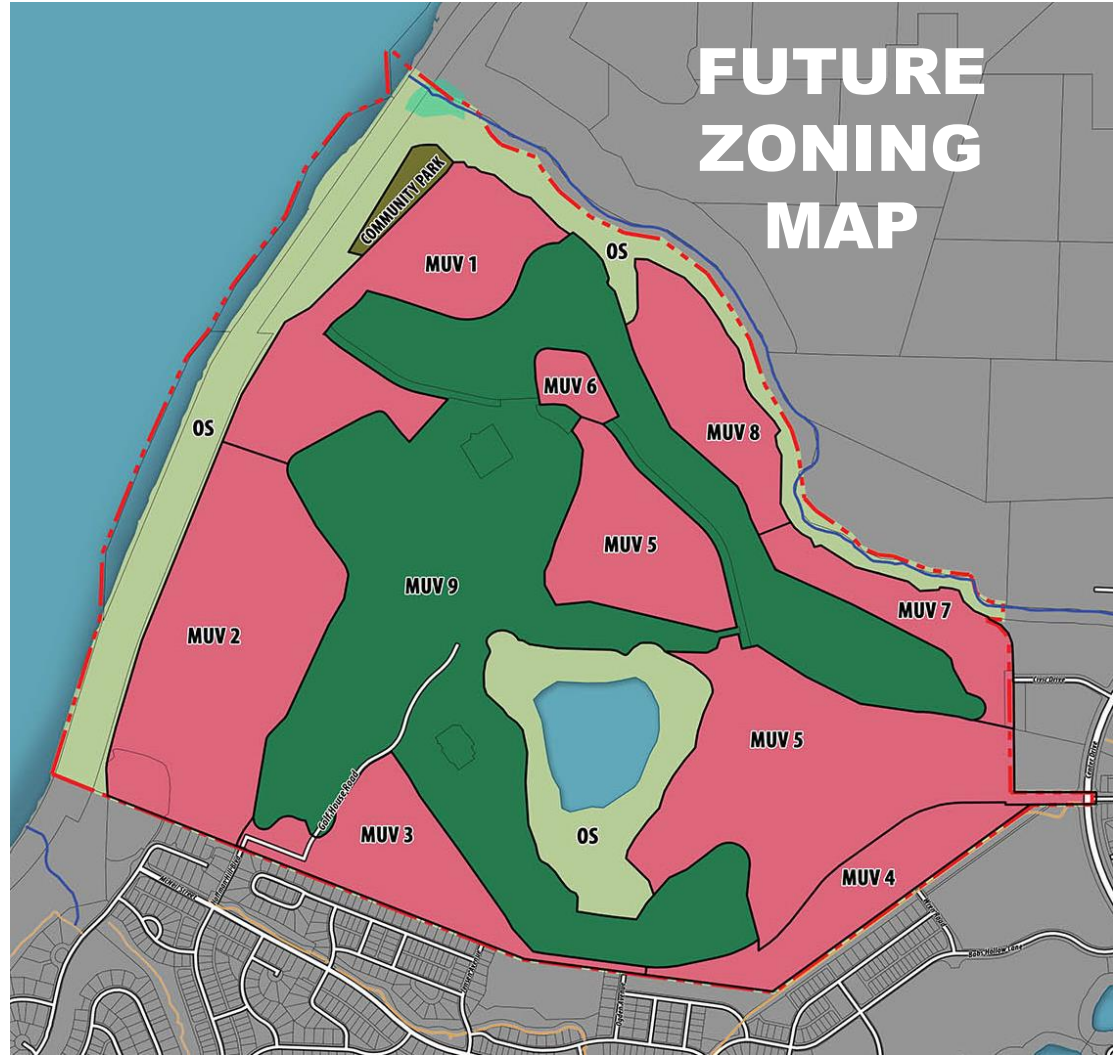
LAND USE CODE AMENDMENTS

- Ch 25.41 – Mixed Use Village (MUV)
 - New Zoning District
 - Modeled from Business Tech. Park (BTP), residential, and industrial districts
 - Implements the Subarea Plan
 - Included subdistricts

2.a

- Ch 25.41 – Mixed Use Village (MUV)

-
- | MUV | Land Use Type |
|----------------|---------------------|
| MUV – 1 | Mixed-Use |
| MUV – 2 | |
| MUV – 3 | |
| MUV – 4 | Business / Industry |
| MUV – 5 | |
| MUV – 6 | |
| MUV – 7 | Work / Live |
| MUV – 8 | |
| MUV – 9 | Golf Course |
| Open Space | Open Space |
| Community Park | |



LAND USE CODE AMENDMENTS

Table 25.41.020(a) – Table of Land Uses

LEGEND: P = Permitted Use C = Conditional Use A = Accessory Use Blank = Use Not Allowed

NOTES: (a) - Uses may be further defined, restricted, and/or limited in an approved Master Plan.

[illegible]

LAND USE CODE AMENDMENTS

Table 25.41.020(a) – Table of Land Uses

LEGEND: P = Permitted Use C = Conditional Use A = Accessory Use Blank = Use Not Allowed

NOTES: (a) - Uses may be further defined, restricted, and/or limited in an approved Master Plan.

Land Use MUV Subdistrict	<u>MUV-1</u>	<u>MUV-2</u>	<u>MUV-3</u>	<u>MUV-4</u>	<u>MUV-5</u>	<u>MUV-6</u>	<u>MUV-7</u>	<u>MUV-8</u>	<u>MUV-9</u>
<u>Manufacturing</u> (over 400,000 500,000-sf)	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Research and Development</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Warehouse distribution</u> (up to 400,000 500,000-sf)					<u>A/P</u>				
<u>Warehouse distribution</u> (over 400,000 sf and up to 600,000 500,000-sf)					<u>A/C</u>				
<u>Utility facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>A</u>
<u>Wireless communication facility, attached</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Educational institutions not including public/private K-12⁽¹⁾</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>					<u>A</u>

Notes:

(1) **Further Land Use Restrictions:** These uses may be further restricted based on a State of Washington Department of Ecology Consent Decree and/or private restrictive covenant. These uses may only be allowed when not prohibited/restricted by a consent decree and/or restrictive covenant. The applicant shall demonstrate compliance as part of the land use and/or building permit review.

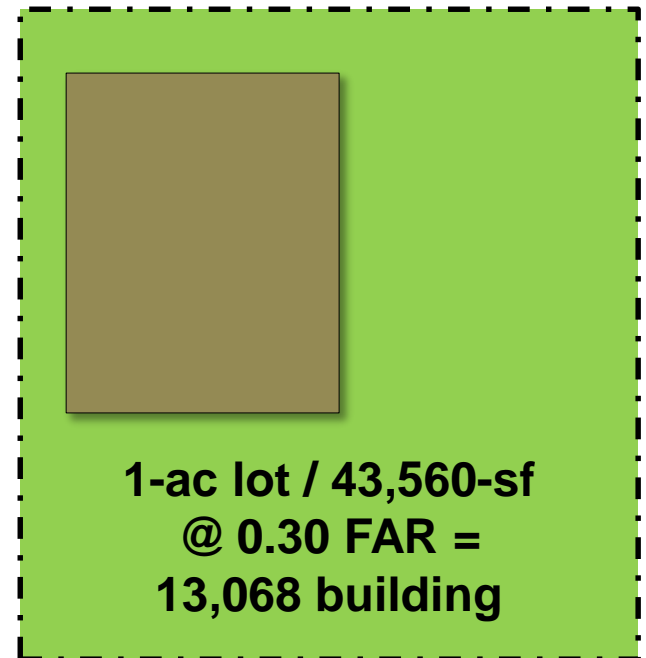
2.a

LAND USE CODE AMENDMENTS

- Non-Residential Uses

- **0.30** FLOOR AREA RATIO (FAR) LIMIT
- **0.40** FAR POTENTIAL THROUGH MASTER PLAN

BUILDING LIMITS



- *Floor Area Ratio (FAR) is new for DuPont*
- *Based on percentage of property area*

2.a

LAND USE CODE AMENDMENTS

■ Performance Standards – Dimensional Standards

Table 25.41.050(a) – Dimensional Standards			
Standard MUV Subdistricts	<i>MUV-1, MUV-2, & MUV-3</i>	<i>MUV-4, MUV-5, MUV-6, MUV-7 & MUV-8</i>	<i>MUV-9</i>
<u>Setbacks:</u> <u>Note: Front setbacks may be reduced or omitted to comply with applicable Design Regulations and Guidelines as set forth in this chapter.</u>	<u>Single-Family:</u> <u>Front : 20-ft</u> <u>Side: 5-ft</u> <u>Rear: 10-ft</u> <u>Abutting a golf course: 20-ft</u> <u>Multifamily:</u> <u>Front : 20-ft</u> <u>Side: 10-ft</u> <u>Rear: 10-ft</u> <u>Abutting a golf course: 20-ft</u> <u>Nonresidential:</u> <u>Front : 10-ft</u> <u>Side: 10-ft</u> <u>Rear: 10-ft</u> <u>Abutting a golf course: 20-ft</u>	<u>Nonresidential:</u> <u>Front : 25-ft</u> <u>Side: 25-ft</u> <u>Rear: 25-ft</u> <u>Abutting a golf course: 30-ft</u> <u>PLUS</u> <u>Any building wall over 40 feet high shall be set back at least an additional one foot for each foot in height over 40 feet.</u>	<u>Multifamily:</u> <u>Front : 20-ft</u> <u>Side: 10-ft</u> <u>Rear: 10-ft</u> <u>Abutting a golf course: 20-ft</u> <u>Nonresidential:</u> <u>Front : 20-ft</u> <u>Side: 10-ft</u> <u>Rear: 10-ft</u> <u>Abutting a golf course: 20-ft</u>
<u>Height:</u> <u>Note: Mechanical equipment and its screening shall not be included in height calculation. When considering mechanical equipment, 25.05.040 Rules of interpretation shall be applied.</u>	<u>Single-Family:</u> <u>Building height shall not exceed 35 feet in height.</u> <u>Multifamily:</u> <u>Building height shall not exceed 55 feet in height.</u>	<u>Nonresidential:</u> <u>Building height shall not exceed 65 feet in height.</u> <u>PLUS</u> <u>Any portion of a building located within 150 feet of a residential district shall be limited to 35 feet in height.</u> <u>PLUS</u>	<u>Multifamily:</u> <u>Building height shall not exceed 55 feet in height.</u> <u>Nonresidential and mixed-use buildings:</u> <u>Building height shall not exceed 65 feet in height.</u> <u>PLUS</u>

2.a

LAND USE CODE AMENDMENTS

■ Performance Standards – Dimensional Standards

Table 25.41.050(a) – Dimensional Standards				
<u>Standard</u>	<u>MUV Subdistricts</u>	<u>MUV-1, MUV-2, & MUV-3</u>	<u>MUV-4, MUV-5, MUV-6, MUV-7 & MUV-8</u>	<u>MUV-9</u>
[Height: continued]		<p><u>Nonresidential and mixed-use buildings:</u> <u>Building height shall not exceed 65 feet in height.</u></p> <p><u>PLUS</u> <u>Any portion of a building located within 150 feet of a residential district shall be limited to 35 feet in height.</u></p> <p><u>PLUS</u> <u>Any portion of a building located within 50 feet of a golf course shall be limited to 35 feet in height.</u></p>	<p><u>Any portion of a building located within 50 feet of a golf course shall be limited to 35 feet in height.</u></p>	<p><u>Any portion of a building located within 50 feet of a golf course shall be limited to 35 feet in height.</u></p>
<u>Lot Area:</u>		<p><u>Single-Family:</u> <u>Minimum 5,000-sf</u></p> <p><u>Multifamily:</u> <u>There shall be no minimum lot area.</u></p> <p><u>Nonresidential and mixed-use buildings:</u> <u>There shall be no minimum lot area.</u></p>	<p><u>Nonresidential:</u> <u>There shall be no minimum lot area.</u></p>	<p><u>Multifamily:</u> <u>There shall be no minimum lot area.</u></p> <p><u>Nonresidential and mixed-use buildings:</u> <u>There shall be no minimum lot area.</u></p>
<u>Lot Coverage:</u>		<p><u>There shall be no maximum lot area coverage except as necessary to meet setback and landscaping requirements.</u></p>	<p><u>There shall be no maximum lot area coverage except as necessary to meet setback and landscaping requirements.</u></p>	<p><u>There shall be no maximum lot area coverage except as necessary to meet setback and landscaping requirements.</u></p>

2.a

LAND USE CODE AMENDMENTS



- Performance Standards – Landscaping

Manufacturing and Warehouse

- Full (100%)
- Moderate (50%)
- Light (25%)



2.a

LAND USE CODE AMENDMENTS

- Design Standards



**Apply Existing - *Multifamily
Design Regulations and Guidelines***



**Apply Existing - *Commercial and Mixed
Use
Design Regulations and Guidelines***



New Standards for Industrial uses

PLANNING COMMISSION RECOMMENDATIONS

- **Remove Warehouse Distribution**
- **Add “Light” to all manufacturing**
- **Reduce Conditional Use threshold for light manufacturing to 200,000-sf**

